

MUNICIPALITY OF CROWSNEST PASS  
MUNICIPAL PLANNING COMMISSION MINUTES  
WEDNESDAY, August 24, 2022

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**PRESENT:** Justin Ames, Chair  
Gaston Aubin, Vice Chair  
Don Montalbetti, Member  
Dave Filipuzzi, Member  
Dean Ward, Member

**ADMINISTRATIVE:** Katherine Mertz, Development Officer  
Kim Kozak, Development Officer  
Johan Van Der Bank, Manager of Development & Trades  
Deserie Mosby, Admin Assistant, DDEO

**ABSENT:** Kevin Bergeron, Member  
Ryan Dyck, O.R.R.S.C.

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**1. CALL TO ORDER & BOARD INTRODUCTIONS**

Meeting called to order at 2:00 p.m.

1.1 Election of MPC representative to the Municipal Historical Resources Advisory Committee

**MOTION** by: *Dean Ward to nominate Gaston Aubin to represent the MPC on the Municipal Historical Resources Advisory Committee:*

*Gaston Aubin accepted the nomination. No further nominations were received. Gaston Aubin was appointed to represent the MPC on the Municipal Historical Resources Advisory Committee by acclamation.*

**CARRIED**

**2. ADOPTION OF AGENDA**

2.1 Additions/Deletions

6.10 DP2022-108

7.4 Bylaw 1127 amendments

**MOTION** by *Dean Ward to adopt the agenda of August 24, 2022, as amended:*

**CARRIED**

**3. CONSENT AGENDA**

**4. ADOPTION OF MINUTES**

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**MOTION** by Dave Filipuzzi to adopt the minutes of July 27, 2022, as presented:

**CARRIED**

**5. SUBDIVISION APPLICATIONS**

**6. DEVELOPMENT PERMIT APPLICATIONS**

**6.1 DP2022-126 – 7005 – 17 Avenue, Coleman (Lots 18-20, Block C Plan 2446AA)**

**MOTION** by : Dean Ward

Approve DP2022-126 for the “Fence” (Permitted Use) with a 70% variance to the front yard height from 1.0m to 1.7m, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.2 DP2022-132 – 1450 – 61 Street, Coleman (Lot7, Block 4, Plan 4309 EW)**

**MOTION** by: Gaston Aubin

Approve DP2022-132 for an “Accessory Building,” (17.84m<sup>2</sup> Shed), with a side yard setback variance of 93.42%, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.3 DP2022-138 – W5;4;8;8;NW, Coleman - (Lot 1, Block 1, Plan 9813387)**

**MOTION** by : Dave Filipuzzi

Approve DP2022-138 for a “Sign” – Type 24 (Third Party) (Discretionary Use), with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.4 DP2022-139 – 2027 – 100 Street, Coleman (5;4;8;10;SW)**

**MOTION** by: Gaston Aubin

Approve DP2022-139 for a “Sign” – Type 24 (Third Party), (Discretionary Use) ,with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.5 DP2022-141 – 2701 – 222 Street, Bellevue - (Lot 14, Block 13, Plan 2210566)**

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**MOTION** by: Dave Filipuzzi

Approve DP2022-116 for a "Secondary Suite," (Discretionary Use), with a second driveway access to the property, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.6 DP2022-142 – 8609 – 11506 - 20 Avenue, Blairmore (Lots 15-20, Block 5, Plan 2347BS)**

**Motion** by: Dean Ward

Approve DP2022-142, for a "Contractor" (Discretionary Use), including outdoor storage with a 140% variance of the storage compound fence height in the front yard from 1.0m to 2.4m and a 33% variance to the storage compound fence height in the side and rear yards from 1.8m to 2.4m and for two(2) "Shipping Containers, permanent, accessory to an approved use" (Discretionary Use), with a 0.9m (75%) side yard setback variance, with conditions as identified by Alternative A in the MPC request for decision package, and with the added condition, (number 4 in the "Notice of Decision"), that the applicant provide an updated RPR to the development office within 90 days of the improvements being completed.

**CARRIED**

**6.7 DP2022-145 – 2313 & 2301 – 213 Street, Bellevue, (Lot, 15, Block 6 , Plan 6099AQ)**

**MOTION** by: Dave Filipuzzi

Approve DP2022-145, for the construction of a "Fence" (Permitted), with an 80% variance to the front yard height from 1.0m to 1.8m, with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**6.8 DP2022-148 – 11218 – 21 Avenue, Blairmore (Lot 2, Block 22, Plan 9312518)**

For "Auto repair shop", for the placement of "Four Shipping Containers" (discretionary use) with a variance to the rear yard setback of 100% plus a 4.80m encroachment into public road right-of-way, for "Freestanding Sign" (discretionary use) encroaching 2.82m into the road right-of-way, and for "Fences", "Parking" and "Landscaping" (permitted use) all of which encroach 15.50m into public road right-of-way.

The Municipal Planning Commission reached consensus that it cannot decide on this development permit application until the applicant has reached an agreement with Municipal Council to purchase the road rights-of-way upon which the business operation encroaches. The applicant, being present, agreed to an extension of time to process the development permit application.

**MOTION** by: Dean Ward

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With the approval of the applicant to grant a 90-day extension for application **DP2022-148** to allow the applicant to resolve the encroachments onto the road rights-of-way.

**CARRIED**

**6.9 DP2022-152 – 22805 – 5 Avenue, Hillcrest Mines (Lots 7-10, Block 24, Plan 5510S)**

**MOTION** by *Dave Filipuzzi*

Approve DP2022-152:

A – “Single Family Dwelling” (Permitted Use; Existing Dwelling 1912), with a 59% front yard setback variance,

B – “Garage over 67.7m<sup>2</sup> in area”, (Discretionary Use – Existing Garage 81.59m<sup>2</sup> in area), with a 52% variance of the secondary front yard setback,

C – “Garage up to 67.7m<sup>2</sup> in area,” with attached deck, (Permitted Use – Existing Garage 52.2m<sup>2</sup> in area), with a 100% variance of the rear yard setback to accommodate encroachments into the lane, and

D – “Accessory Building over 13.92m in area,” (Discretionary Use – Existing Shed 16.84m<sup>2</sup> in area), with a 48% variance of the rear yard setback, with conditions as identified by Alternative A in the MPC request for decision.

Break: 3:26 pm

Resumed: 3:34

**6.10 DP2022-108 – 2111 – 89 Street, Coleman (Lot 17, Block 35, Plan 0715528)**

**MOTION** by: *Gaston Aubin*

Approve DP2022-108 for a “Fourplex,” (Permitted Use), to be moved onto the property and assembled as a “Modular Home,” (Discretionary Use), with conditions as identified by Alternative A in the MPC request for decision package.

**CARRIED**

**7. BYLAW AMENDMENTS**

**7.1** Bylaw 1115, 2022 Schedule A

**7.2** Bylaw 1124, 2022-207 Street & 23 Avenue – Road Closure – Schedule A

**7.3** Bylaw 1128, 2022 – Lot 1, Block 40, Plan 9813593 – LUD Redesignation

**7.4** Bylaw 1127, 2022 amendments

**MOTION** by *Dean Ward* to accept *Bylaws 1115, 2022, 1124, 2022, 1128, 2022, & 1127, 2022* as information:

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8. Appeals

8.1 Southmore appeal against a Stop Order, September 14, 2022 – Camping on a lot in the CSV District with no development permit and without the intent to construct a principal building, while the land use bylaw does not provide for the use of an RV as temporary accommodation while construction is active.

9. NEXT MEETING

9.1 Wednesday September 28, 2022, at 2:00 p.m. in Council Chambers.

10. IN CAMERA

11. ADJOURN

*MOTION by Dave Filipuzzi to adjourn the meeting at 4:18 p.m.*

**CARRIED**

**Approved By:**

Chairperson



28 SEP 22  
Date

CAO



October 6, 2022  
Date